

173.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

650,600 / 650,600

USE VALUE:

650,600 / 650,600

ASSESSED:

650,600 / 650,600

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
3		SPRING RD, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	PARIKH ATMAN & RAJAN	
Owner 2:		
Owner 3:		

Street 1:	3 SPRING RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	FARBER AARON -
Owner 2:	CHEN TIANRAN -
Street 1:	3 SPRING RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 3,365 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Land Section:	

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	3365		Sq. Ft.	Site	0	70.	1.55	6							364,664						364,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3365.000	285,900		364,700	650,600		114968
							GIS Ref
							GIS Ref
							Insp Date
							10/05/18

Total Card	0.077	285,900		364,700	650,600	Entered Lot Size
Total Parcel	0.077	285,900		364,700	650,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	553.23	/Parcel: 553.2	Land Unit Type:

PREVIOUS ASSESSMENT **Parcel ID** 173.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,000	0	3,365.	364,700	650,700	650,700	Year End Roll	12/18/2019
2019	101	FV	238,700	0	3,365.	359,500	598,200	598,200	Year End Roll	1/3/2019
2018	101	FV	238,700	0	3,365.	276,100	514,800	514,800	Year End Roll	12/20/2017
2017	101	FV	189,800	0	3,365.	260,500	450,300	450,300	Year End Roll	1/3/2017
2016	101	FV	189,800	0	3,365.	239,600	429,400	429,400	Year End	1/4/2016
2015	101	FV	179,500	0	3,365.	224,000	403,500	403,500	Year End Roll	12/11/2014
2014	101	FV	179,500	0	3,365.	206,300	385,800	385,800	Year End Roll	12/16/2013
2013	101	FV	179,500	0	3,365.	206,300	385,800	385,800		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARBER AARON,	75770-299	1	9/30/2020		770,000	No	No		
SANFORD DEREK &	69727-188		8/4/2017		650,000	No	No		
LEVY R GREGORY,	65924-190		8/17/2015		475,000	No	No		
DIETRICH GRETCH	31916-569		10/12/2000	Family	99	No	No		
DE JONG STUART	28334-515		3/20/1998		199,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/25/2004	1132	Add Bath	25,000	C		G6	GR FY06	5X12 1/2 BTH W/SHW	11/19/2020	SQ Mailed	MM	Mary M
									10/5/2018	MEAS&NOTICE	HS	Hanne S
									7/13/2016	Sales Review	PT	Paul T
									11/22/2008	Meas/Inspect	201	PATRIOT
									1/14/2008	Measured	345	PATRIOT
									6/8/2005	Permit Visit	BR	B Rossignol
									12/23/1999	Mailer Sent		
									12/16/1999	Measured	263	PATRIOT
									7/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

APPRAISED:	650,600 /	650,600
USE VALUE:	650,600 /	650,600
ASSESSED:	650,600 /	650,600

13416!	
PRINT	
Date	Time
12/11/20	03:22:41
LAST REV	
Date	Time
11/19/20	10:55:19

mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	BK:23596 PG:44 648-2829.				FFL (24)	22	FFL (52)	22									
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	12	SFL	13										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BIEGE	View / Desir:	OthrFix:	Rating:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl:	Rating:	Other	FFL	4										
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1	Upper	FFL	4											
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Fpl:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O	Lvl 2		Lvl 1	Totals	RMS: 6	BRs: 3	Baths: 1	HB									
Jurisdct: G6	Fact: .	Const Mod:	Lump Sum Adj:	WSFlue:	Rating:	Total Units:	Floor:																	
INTERIOR INFORMATION				CONDOS INFORMATION				% Own:	Name:	%														
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GV - Good-VG	10. %	Additions:	Exterior:	No Unit	RMS	BRs	FL													
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 25 %	Override:	Functional:	%	Kitchen:	Interior:	1	6	3														
Bsmnt Flr: 12 - Concrete	Subfloor:	Electric: 3 - Typical	Insulation: 2 - Typical	Economic:	%	Baths:																		
Bsmnt Gar: 1	Adj \$ / SQ: 171.565	Adj Total: 320559	Depreciation: 34620	Special:	%	Plumbing:	Electric:																	
Heat Fuel: 1 - Oil	NBHD Inf: 1.00000000	NBHD Mod:	Depreciated Total: 285938	Override:	%	Heating:	General:	1	6	3	Totals													
CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL								
Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.97757620	Other Features: 86000	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Adj \$ / SQ: 171.565	Adj Total: 320559	Depreciation: 34620	Final Total: 285900	WtAv\$/SQ:	AvRate:	Ind.Val		Juris. Factor: 1.00	Before Depr: 171.56	Special Features: 0	Val/Su Net: 154.54	Net Sketched Area: 1,850	Total: 234,559											
NBHD Inf: 1.00000000	NBHD Mod:	Depreciated Total: 285938	Val/Su SzAd: 243.11																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 173.0-0003-0004.0				IMAGE				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:										